

COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & ZONING DIVISION  
HISTORIC LANDMARKS COMMISSION

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# Historical Landmarks Commission

## Staff Reports 2021

Monday, October 11, 2021

5:30 P.M.

Forum Conference Room

**Agenda**  
**Springfield Historic Landmarks Commission**  
**Springfield, Ohio**  
**Monday, October 11, 2021**  
**5:30 P.M.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of September 13, 2021 Meeting Minutes** ACTION
- 4. Case # 21-08 1211 S Fountain Ave – Painting exterior of house** DISCUSSION &  
ACTION
- 5. Case # 21-14 411 S Center St – Partial / Total demolition** DISCUSSION &  
ACTION
- 6. Adjourn – Next meeting is November 8, 2021** ACTION

## 2021 Springfield Historic Landmarks Commission Call to Order: Roll Call

Name	Term Expiration
Brad Miner	07/20/2022
Jeff Smith	01/03/2023
Becky Krieger	08/14/2021
Craig Genet	08/03/2022
Carolyn Young	04/09/2022
Mike Walters	03/02/2024
Amanda Lantz	02/16/2024

**SPRINGFIELD HISTORICAL LANDMARKS COMMISSION**

**Summary Minutes –August 9, 2021**

**MEMBERS PRESENT:** Carolyn Young, Mike Walters, Amanda Lantz, Brad Miner, Jeff Smith, and Becky Krieger

**MEMBERS ABSENT:** Craig Genet

**STAFF PRESENT:** Vaidehe Agwan and Stephen Thompson

**OTHERS PRESENT:** Applicants.

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The meeting was called to order at 5:30 p.m. by Ms. Krieger.

Ms. Krieger asked for a motion to approve the minutes.

**APPROVAL OF MINUTES:** Minutes of the July 12, 2021 meeting.

Motion by Mr. Miner to approve the minutes. Seconded by Ms. Lantz

**DECISION:** Approved unanimously by roll call.

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**CERTIFICATE OF APPROPRIATENESS:**

**CASE # 21-08**

**ADDRESS:** 1211 South Fountain Avenue.

**NAME:** Eric Dehart, 1211 S Fountain Ave., Springfield, OH 45506.

**PROPOSED WORK:** Painting exterior of house.

**ACTION:**

Approval of the Certificate of Appropriateness.

Ms. Agwan gave the staff report. Mr. Thompson explained staff reached out to the applicant several times, made contact but no new paint colors were submitted. Mr. Miner stated the two options were to table the case again or turn down the request. Ms. Young asked if there were any approved colors that are pre-existing. Are there suggestions we could make. Mr. Miner stated the applicant had been sent the info the board suggested and he still did not show.

**MOTION:** Motion by Mr. Miner to table the case until the applicant could be present for discussion. Seconded by Mr. Miner.

**YEAS:** Ms. Lantz, Mr. Walters, Mr. Smith, Mr. Miner, and Ms. Krieger.

**NAYS:** None.

**ABSTAIN:** None.

**Motion Approved.**

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**CERTIFICATE OF APPROPRIATENESS:****CASE # 21-10****ADDRESS:** 735 South Fountain Avenue.**NAME:** Villegas Victor Manuel Gonzalez, 735 S Fountain Ave, Springfield, Ohio.  
45506.**PROPOSED WORK:** New Siding.**ACTION:**

Approval of the Certificate of Appropriateness.

Ms. Agwan gave the staff report. Ms. Young asked if there was a sample of the siding. Mr. Miner asked what the property looked like before the siding was removed. Mr. Smith stated he wished a picture would have been provided of the in between stage when the wood siding was exposed. Mr. Smith stated the architectural detail was visible. Mr. Smith explained the picture of before the siding was removed, was asbestos shingles covering the wood siding underneath. Ms. Young explained the maintenance of wood siding can get expensive. Mr. Gonzalez explained the previous siding was damaged by trees that had fallen in the back so it needed to be replaced. Mr. Miner asked if the color of the sample provided would be the all of color. Mr. Gonzalez stated that was correct. Mr. Miner asked if the trim would be a different color. Mr. Gonzalez stated the trim was gray. Mr. Gonzalez explained he reached out to the city to get a permit but the city told him he did not need a permit to put siding on. Mr. Gonzalez explained then someone else from the city told him he needed to go in front of the Historical board after his contractors had already started. Mr. Miner asked why someone from the city would tell them they didn't need a permit. Mr. Thompson explained siding is not required to have a permit. A lot of times people will come in and ask without saying what their address is. Mr. Thompson explained the person they talked should have asked if it was in a historical district but failed to do so. Ms. Young asked if there could be adjustments made on the city side to make sure that doesn't happen again. Mr. Thompson stated yes. Mr. Miner explained the board generally disagrees with putting up vinyl siding, however, based on the due diligence from the homeowner and the lack of questioning from the city stand point Mr. Miner stated he would make a motion for approval of the certificate of appropriateness. Mr. Smith stated before the vote, he would like to read some of the emails he received from neighbors against the vinyl siding. Mr. Smith ready one neighbor asked for the vinyl siding not to be approved and that would be the death nail to the historic standards in the neighborhood. Another neighbor stated they were not sure why an application for vinyl siding, which is clearly addressed in the guidelines that vinyl siding was not appropriate. Mr. Thompson explained owning a home in an historical district is expensive, historic preservation rules clearly disallow vinyl siding. Allowing vinyl siding will set a bad precedent, vinyl siding does not look like wood siding. Ms. Young explained there was a failure of process here. Mr. Smith stated he agreed but felt it was important to let the board know the feedback that was received from the neighbors. Ms. Young stated she would be willing to pause voting if South Fountain Historical Preservation was willing to help the owner with other options. Mr. Smith explained that was suggested. Mr. Smith stated another neighbor expressed that many residents on South Fountain have had to make sacrifices and choose different material as it was not appropriate. Mr. Smith stated that neighbor suggested the neighborhood association a loan to help offset the cost. Mr. Smith stated another neighbor explained they would like the commission to deny the request, there were vinyl windows and a steel door approved on that house and that should have never happened. Mr. Miner stated he was going to make a couple statements on the issue, a loan

program would be something the home owner would be willing to agree to and able to do it. Mr. Minerd explained the board does not what that hardship is. Mr. Minerd stated it was a process issue with the city. Mr. Minerd explained the house does not have siding on it and that becomes a preservation issue. Mr. Smith stated that was siding underneath the insulation, it may not be proper but it is there. Ms. Young explained the remedy would be for neighbors to step in and help repair the damage that has been done in the process and to help with the preservation. Mr. Smith agreed. Ms. Young stated as for the loan, she would not expect that the cost should not be handed back to the homeowner but rather supporting the homeowner in preserving the home. Ms. Young explained if the homeowner has to start over, that money flushed. Mr. Smith stated he completely agreed and was only passing on information, he could not speak for the South Fountain Preservation. Ms. Young stated she would like to take back her second on the motion and make a new motion. Mr. Minerd recommended reaching out to Ben Babian. Ms. Lantz expressed that the hardship should not fall on the homeowner in this situation because the city dropped the ball. Mr. Minerd stated if the case went any further than the board it would be an automatic yes. Mr. Minerd stated the board commission will be blamed for the house having vinyl siding. Mr. Walters asked if the homeowner had an active contract for the siding. Mr. Gonzalez stated that was correct. Mr. Minerd stated he was not withdrawing his original motion. Ms. Young stated she still withdraw seconded the original motion. Ms. Young suggested a new motion: the case to be tabled until the owner connects with South Fountain Historic District prior to bringing the case forward to see if there is any other possible solution. Mr. Gonzalez asked how long that would take. Ms. Young suggested asking the association and seeing what they recommend or if they can help. Mr. Gonzalez stated even though the house is wrapped right now, water is getting in damaging the structure. Mr. Minerd asked how long it would take the historical preservation to make a decision. Ms. Krieger stated she was unsure and could not speak on that. Ms. Krieger explained he biggest concern was the vinyl siding but she completely understands that the city dropped the ball and told them it was ok. Ms. Krieger explained at the same time, it is vinyl siding and that is not appropriate for the historical district. Mr. Minerd explained if the case had been handled differently by the city, his vote would not be in favor of the vinyl siding. Mr. Minerd explained delaying this any way is creating a hardship for the owner and they had tried to do the right thing multiple times. Ms. Young explained the feedback to the neighborhood association would be that they need to make a decision within the month for the homeowner. Ms. Krieger explained the association could possibly schedule a special meeting to expedite it. Ms. Young explained time was of the essence and fall was around the corner. Ms. Young stated she was concerned for the amount of money the home owner had spent to date to prep the house. Ms. Young questioned what connection the house and the historic neighborhood preservation, did anyone reach out and explain they were in a historical district, did anyone reach out to the homeowner when they saw the siding coming off. Mr. Gonzalez stated that he spoke with his neighbor, Nate Fleming, he told him to go to the city before he did anything. Ms. Lantz stated if there was an extension that it should not be longer than 30 days. Ms. Young asked if there were any funds available from the city to help. Mr. Thompson stated there were funds that were a part of the federal community development block grant. Ms. Young asked if there were any opportunities for the homeowner since it was the city's fault that they didn't get the correct information up front. Ms. Young stated she would like to explore what opportunities were available for the homeowner from the city and the neighborhood association. Mr. Thompson stated he would look into it. Ms. Krieger asked if the wood siding was in good condition. Mr. Gonzalez stated the wood siding was not in good condition and it needed repaired do to damages from the trees. Mr. Gonzalez explained the previous owners tried to fix it but the wood was not good at all.

**Motion:** Motion by Ms. Young to table the discussion for 30 days to gather information from the South Fountain Historical Preservation and The City of Springfield to see what options were available. Seconded by Mr. Walters.

**YEAS:** Ms. Lantz, Mr. Walters, Mr. Smith, and Ms. Krieger.

**NAYS:** Mr. Miner

**ABSTAIN:** None.

**Motion Approved.**

**DECISION:** Approved unanimously by roll call.

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**CERTIFICATE OF APPROPRIATENESS:**

**CASE # 21-11**

**ADDRESS:** 30 East Euclid Avenue.

**NAME:** Jessica Bettinger, 30 East Euclid Avenue. Springfield, OH 45506.

**PROPOSED WORK:** Exterior Changes

**ACTION:**

Approval of the Certificate of Appropriateness.

Ms. Bettinger explained that they had started with the interior and are moving onto the exterior. Ms. Bettinger showed the colors she was planning on using and stated the roof color would be black. Ms. Krieger asked if she would be replacing all of the roofing so it all matches. Ms. Bettinger stated that was correct. Ms. Bettinger explained the windows on the top would eventually be replaced, the porch was his with a truck and that was going to be repaired as well. Mr. Smith asked what the plan was for the windows. Ms. Bettinger stated they would be fixed and replaced with the same windows they found in the basement. Mr. Miner thanked the applicant for not starting work until going in front of the board and for all the pictures and thorough application. Mr. Miner stated he was concerned with how dark the paint was. Mr. Miner explained it would be better if they knew exactly where the colors would be. Mr. Miner explained he was not opposed to dark but would prefer to see exactly where the colors are going. Ms. Bettinger explained she planned to paint almost exactly what the picture she provided looked like but reversed. Ms. Bettinger referred to a photo she provided. Board members agreed the sample photo was beautiful but didn't feel it was appropriate for the South Fountain Historical District. Ms. Lantz explained there needed to be a little bit more a pop with the trim color. Ms. Bettinger explained she was unsure about the trim color but was happy she could find an overall color that was part of the historical registry for the American four square. Ms. Bettinger stated that she recognized that the difference was in the trim and wasn't sure how the board would feel about it. Ms. Bettinger explained she would like to keep the neighbors happy and willing to take suggestions. Ms. Lantz explained the previous case was really similar. Mr. Smith stated the difference was the extreme contrast in colors on the previous case, very dark and very light. Mr. Smith explained the darkness was beautiful. Ms. Bettinger explained she keeps going back and forth between placements of colors and wasn't sure if the board would want more contrast. Mr. Miner asked for the applicant to use the mouse to show where she wants to place colors. Mr. Smith gave her some ideas on placement. Ms. Bettinger

showed on the projected photo where she planned to paint certain colors. Ms. Krieger asked if the gutters would be painted the same colors. Ms. Bettinger stated she was not sure. Ms. Krieger stated the urban putty color on the concrete would help brighten up the house. Mr. Smith suggested using the urban putty on another section and showed it on the projected photo. Mr. Minernd stated he would like to see the pear color on the railing. Ms. Bettinger strongly disagreed and stated she loves Victorian homes but that was not what she was trying to do. Mr. Smith explained the house have a lot of detail and applicants can't be expected to know where all sorts of colors are going to go. Mr. Smith stated it is appropriate to know the body color, the trim color and what the accent 1 or 2 color. Mr. Smith stated asking every little detail of an applicant was unnecessary and some applicants find that detail when they are actually painting.

**MOTION:** Motion by Mr. Smith Ray croft bronze as the body color, Urban Putty as the trim and the Iron color as the accent. Seconded by Mr. Walters.

**YEAS:** Mr. Walters, Mr. Smith, and Ms. Krieger.

**NAYS:** None.

**ABSTAIN:** Ms. Lantz and Mr. Minernd

**Discussion:**

**MOTION:** Motion by Mr. Smith to approve the certificate of appropriateness for the roof and the rear siding. Seconded by Mr. Walters.

**YEAS:** Ms. Lantz, Mr. Walters, Mr. Smith, Mr. Minernd and Ms. Krieger.

**NAYS:** None.

**ABSTAIN:** None.

**Motion Approved.**

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**BOARD COMMENTS:** Ms. Krieger explained to Mr. Ben Babian the case for 735 South Fountain and the decision that was made to table the case for 30 days to seek out options. Mr. Smith gave some addresses to be checked out by Code Enforcement.

**STAFF COMMENTS:** None.

**ADJOURNMENT:**

Ms. Krieger asked the board if they were in favor of adjourning the meeting, to say yea. All opposed, say nay.

Hearing none, Ms. Krieger adjourned the meeting.

Meeting adjourned at 6:30p.m.



**SPRINGFIELD HISTORICAL LANDMARKS COMMISSION**

**Summary Minutes –September 13, 2021**

**MEMBERS PRESENT:** Carolyn Young, Craig Genet, Amanda Lantz, Jeff Smith and Brad Minerd.

**MEMBERS ABSENT:** Mike Waters

**STAFF PRESENT:** Vaidehe Agwan and Cheyenne Shuttleworth.

**OTHERS PRESENT:** Applicants.

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The meeting was called to order at 5:30 p.m. by Mr. Minerd.

Mr. Minerd asked for a motion to approve the minutes.

**APPROVAL OF MINUTES:** Minutes of the August 2021 meeting.

**DECISION:** Tabled unanimously by roll call.

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**CERTIFICATE OF APPROPRIATENESS:**

**CASE # 21-08**

**ADDRESS:** 1211 South Fountain Avenue.

**NAME:** Eric Dehart, 1211 S Fountain Ave., Springfield, OH 45506.

**PROPOSED WORK:** Painting exterior of house.

**ACTION:**

Approval of the Certificate of Appropriateness.

Ms. Agwan gave the staff report. Mr. Minerd asked if the applicant was present. Ms. Agwan stated he was not. Mr. Minerd stated it could be tabled for six more months. Ms. Young asked if anyone reached out to the applicant. Ms. Shuttleworth stated she reached out by phone and the voicemail was full. Ms. Shuttleworth stated she also reached out by email and received an email back saying the email address was not valid. Ms. Young asked if a letter had been sent. Ms. Shuttleworth explained she talked to the applicant in person and explained the issue and that he needed to be present for the meeting. Ms. Shuttleworth explained he worked in the concrete business and struggled making it to the meeting because of work. Ms. Shuttleworth explained the applicant stated he wanted to change the color because he did not like it and would be willing to listen to suggestions. Ms. Shuttleworth stated that she suggested reaching out to the neighbor or neighborhood for opinion and explained the board's issues with the colors he chose. Ms. Shuttleworth explained the applicant was unaware that he was in a historical neighborhood. Ms. Young suggested reaching out to the applicant with a color pallet and asking him to choose from the pallet for the body and trim. Mr. Smith explained there were three colors chosen, they just need to be tweaked a little. Mr. Smith suggested a three color scheme would be wise. Mr. Smith and Ms. Young stated they would be willing to meet with him and help pick a color.

**MOTION:** Motion by Ms. Young to table the case until the applicant could be present for discussion. Seconded by Ms. Lantz.

**YEAS:** Ms. Young, Mr. Genet, Ms. Lantz, Mr. Smith, and Mr. Miner.

**NAYS:** None.

**ABSTAIN:** None.

**Motion Approved.**

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**CERTIFICATE OF APPROPRIATENESS:**

**CASE # 21-10**

**ADDRESS:** 735 South Fountain Avenue.

**NAME:** Villegas Victor Manuel Gonzalez, 735 S Fountain Ave, Springfield, Ohio.  
45506.

**PROPOSED WORK:** New Siding.

**ACTION:**

Approval of the Certificate of Appropriateness.

Ms. Agwan gave the staff report. Ms. Young stated she had previously asked if there was a block grant available to help the applicant. Ms. Agwan stated there were not grants available to help with the case. Mr. Miner explained Becky had met with the city manager and he had stated the only program that could help would be a loaning program and that would not help the applicant. Ms. Young didn't believe that would be helpful and asked if the applicant wished to speak. Mr. Gonzalez stated he would like to get the case resolved as soon as possible because if the insurance stated they would not be able to cover any further damage. Ms. Young asked if the HOA was able to help. Mr. Gonzalez stated he called Ben Babian and did not hear back. Mr. Smith explained he received an email from Ben explaining the situation was unfortunate but the neighborhood association would not be able to contribute in any way to change the outcome. Mr. Gonzalez asked how he could fix the issue. Mr. Genet asked if there was any historical significance to the red color and why the applicant chose the blue siding. Mr. Gonzalez explained a tree fell on the house and he wanted to fix it. Mr. Gonzalez stated he did not believe there was a significance to the color and he just picked blue for no reason. Mr. Smith explained the wood siding was a white color with a reddish trim. Mr. Genet stated it sounded like the color was not significant. Mr. Gonzalez stated he contacted the city numerous times and was repeatedly told there were no issues, now the people that he contracted to do the work, are no longer around. Mr. Gonzalez explained he had already paid them and now he has to pay someone else and is out even more money. Mr. Fleming stated he had looked at the house and a third of the siding was missing from the back. Mr. Fleming explained the house had been hacked up and the siding that was removed was asbestos siding. Mr. Fleming stated it will look better then it previously did and the wood siding was not salvageable. Mr. Fleming stated he felt it was unnecessary to make the applicant put wood siding on the house and cause a hardship for him. Mr. Miner agreed and felt the applicant did his diligence and the mishap was on the city. Mr. Fleming explained there were two house across the street that have vinyl siding so it would not stand out. Mr. Fleming state he lives next to the applicant and did not have any issues.

**Motion:** Motion by Ms. Lantz to approve the certificate of appropriateness for vinyl siding at 735 S. Fountain Ave. Seconded by Ms. Young.

**YEAS:** Carolyn Young, Amanda Lantz, Craig Genet and Brad Miner.

**NAYS:** Jeff Smith.

**ABSTAIN:** None.

**Motion Approved.**

**DECISION:** Approved by roll call.

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**CERTIFICATE OF APPROPRIATENESS:**

**CASE # 21-12**

**ADDRESS:** 1261 South Limestone St.

**NAME:** Ron Carroll, 1261 S Limestone St, Springfield, Ohio. 45505

**PROPOSED WORK:** New Roof

**ACTION:**

Approval of the Certificate of Appropriateness.

**MOTION:** Motion by Ms. Lantz to approve the certificate of appropriateness for new roofing at 1261 S. Limestone St. Seconded by Mr. Smith.

**YEAS:** Carolyn Young, Amanda Lantz, Craig Genet, Jeff Smith and Brad Miner.

**NAYS:** None.

**ABSTAIN:** None.

**Motion Approved.**

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**CERTIFICATE OF APPROPRIATENESS:**

**CASE # 21-13**

**ADDRESS:** 832 South Fountain Avenue.

**NAME:** James Illay, Neighborhood Housing Partnership, 527 E Home Rd, Springfield, Ohio.

**PROPOSED WORK:** Partial demolition of structure (Chimneys).

**ACTION:**

Approval of the Certificate of Appropriateness.

Ms. Agwan gave the staff report. Mr. Miner asked if there was anyone that wished to speak. Mr. James Clay, project manager for NHP. Mr. Clay explained they were the ones taking on the project with dependable roofing. Mr. Clay explained the chimneys were definitely leaking and causing damage. Mr. Clay explained both chimneys were lined and they would extend the b-vent up. Mr. Clay explained the chimney on the left was much deteriorated and falling apart. Mr. Clay explained the one on the right would need to be completely rebuilt and that it would be easier to just take them down. Mr. Clay explained if it approved, they would start in three to

four weeks. Mr. Smith explained he is normally opposed to chimney removals but the location of the chimneys are in bad sections. Mr. Smith explained they are not tall prominent chimneys either. Mr. Clay explained the owner was an elderly lady and that she could not continue to take of the chimneys. Mr. Clay explained it would be re-sheeted and re-flashed. Mr. Miner asked what the plan was for the flat roof. Mr. Clay stated they were going to use TPO, it's a good size area.

**MOTION:** Motion by Ms. Lantz to approve the certificate of appropriateness for a partial demolition at 832 S. Fountain Ave. Seconded by Ms. Young.

**YEAS:** Carolyn Young, Amanda Lantz, Craig Genet, Jeff Smith and Brad Miner.

**NAYS:** None.

**ABSTAIN:** None.

**Motion Approved.**

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## **CERTIFICATE OF APPROPRIATENESS:**

**CASE # 21-14**

**ADDRESS:** 411 South Center Blvd.

**NAME:** John Ireland, 1716 Portage Path, Springfield, Ohio. 45506.

**PROPOSED WORK:** Partial / Total demolition of structure.

### **ACTION:**

Approval of the Certificate of Appropriateness.

Ms. Agwan gave the staff report. Mr. Ireland passed around pictures. Mr. Miner asked what the plan was for the property if demolition was approved. Mr. Ireland stated he didn't want to tear the 158 year old structure down, he just wanted to tear the addition down. Mr. Ireland explained the bones and inside of the structure were good. Mr. Miner asked if the partial demolition was approved, what steps he would take to protect the rest of the structure. Mr. Ireland stated that was a good question and he was unsure. Ms. Young stated the property was historically significant and asked if the applicant knew the history. Mr. Ireland believed it was historically significant. Mr. Miner read an email providing the historical background of the property. The person in the email suggested if the applicant was willing to donate, maybe an organization interested in preserving the history of Springfield would be willing to take on the project. Mr. Miner explained the thought may have been that the whole building was going to come down. Mr. Smith stated he would be interested in learning with the rear portion was added and learning its historical significance. Mr. Ireland stated the flat roof caused a lot of damage. Mr. Smith stated he was concerned that there was no definite plan for saving the entire structure, just to demolish the back portion and the rest of the house needs attention immediately. Mr. Ireland stated he did not know any contractors to fix the problems. Mr. Miner asked if the applicant had the means to fix the house. Mr. Ireland explained he paid \$4000 for the house and was not sure how much it would cost to fix the structure. Ms. Lantz explained the property was a diamond in the rough and could be really beautiful. Mr. Ireland explained what the inside looked like. Ms. Lantz asked what was going to be done to make sure the structure didn't keep deteriorating. Mr. Ireland explained the structure need a roof first. Mr. Ireland asked how much a roof would cost and explained he would like to put a steel roof on it

but was not allowed. Ms. Lantz explained he was in a unique part of town and needed approval to do things. Ms. Young explained she didn't feel comfortable approving in demolition the property due to it causing an impact on the rest of the structure. Ms. Young asked if the applicant would be willing to donate the property to an organization that would be willing to help save the property. Mr. Ireland stated he would absolutely be willing to donate it because it's too nice to tear down. Ms. Young asked if there were any organizations the board could suggest coming in contact with. Mr. Ireland explained he would like the board to walk through the house and see how beautiful it was. Mr. Miner explained the condition of the structure was not safe at the moment and he would not feel comfortable. Mr. Smith suggested tabling the discussion for a month to find contacts for the applicant. Mr. Ireland stated that was ok.

**MOTION:** Motion by Ms. Young to table the discussion. Seconded by Ms. Smith.

**YEAS:** Carolyn Young, Amanda Lantz, Craig Genet, Jeff Smith and Brad Miner.

**NAYS:** None.

**ABSTAIN:** None.

**Motion Approved.**

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**CERTIFICATE OF APPROPRIATENESS:**

**CASE # 21-15**

**ADDRESS:** 727 S. Limestone St.

**NAME:** Jordan Copeland 727 S. Limestone St. Springfield, OH.

**PROPOSED WORK:** Removal of mature tree.

**ACTION:**

Approval of the Certificate of Appropriateness.

Ms. Agwan gave the staff report. Ms. Young asked if there were plans to replace the tree. Mr. Copeland stated he did not plan to replace the tree at this time, he will miss the shade. Mr. Copeland stated the tree stump would be removed. Mr. Miner stated he would be in favor of the tree removal. Mr. Smith explained the tree was beautiful and it was unfortunate but necessary. Mr. Smith asked if the city would be willing to plant a tree since there is no tree lawn. Ms. Agwan explained the city, as far as the guidelines go, the city recommends a tree be planted to maintain a rich natural environment within the city. Ms. Agwan suggested contacting the Forestry Division to see what trees would be best planted there. Mr. Miner explained the tree sometimes plants trees and maintains them for the year and agreed the applicant should reach out to the Forestry Division. Mr. Copeland asked if the question was more for who was responsible for taking the tree down. Mr. Smith stated he assumed he already knew that answer. Mr. Copeland stated he did not. Mr. Smith explained he felt that he has seen the city take care of trees just on the other side of a sidewalk when there is no tree lawn to maintain. Ms. Young asked if the city had to be involved since the tree would most likely block traffic. Ms. Agwan stated she would find that information out and get in touch with the applicant. Ms. Young explained there were two issues, getting with traffic and replanting a different tree. Mr. Copeland stated he planted a maple tree two years ago in hopes that it would be big enough by the time he had to cut the tree down but that was not the case. Ms. Shuttleworth suggested

talking James Wills at the Forestry Division. Mr. Copeland stated he had no problem planting another tree.

**MOTION:** Motion by Mr. Genet to approve the certificate of appropriateness to remove a mature tree from 727 South Limestone Street and replacing the tree. Seconded by Ms. Young.

**YEAS:** Carolyn Young, Craig Genet, Jeff Smith and Brad Miner.

**NAYS:** None.

**ABSTAIN:** None.

**Motion Approved.**

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**CERTIFICATE OF APPROPRIATENESS:**

**CASE # 21-16**

**ADDRESS:** 365 S. Fountain Ave.

**NAME:** The Ridgewood Group LLC, Brian Potts, 2345 E. High St. Springfield, OH.

**PROPOSED WORK:** Paint four existing porches and railings.

**ACTION:**

Approval of the Certificate of Appropriateness.

Ms. Agwan gave the staff report. Mr. Smith explained the location of the property and that it was built pre 1999. Mr. Smith stated it was actually his property and The Ridgewood Group was in the process of buying it. Mr. Smith stated the structure had vinyl siding and felt the paint would look good. Ms. Young wanted to make sure they would use the correct paint. Ms. Agwan explained where each color would be painted.

**MOTION:** Motion by Young to approve the certificate of appropriateness to paint four existing porches and railings. Seconded by Mr. Genet.

**YEAS:** Carolyn Young, Craig Genet, and Brad Miner.

**NAYS:** None.

**ABSTAIN:** Jeff Smith.

**Motion Approved.**

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**BOARD COMMENTS:** None.

**STAFF COMMENTS:** None.

**ADJOURNMENT:**

Mr. Miner asked the board if they were in favor of adjourning the meeting, to say yea. All opposed, say nay. Hearing none, Mr. Miner adjourned the meeting.

Meeting adjourned at 6:12p.m.

# **Landmarks**

**Case# 21-08**

**1211 S. Fountain Ave**

**Painting Exterior of House**

## STAFF REPORT

### Case 21-08: 1211 S Fountain Ave

TO: Landmarks Commission

DATE: June 2, 2021

PREPARED BY: Stephen Thompson

SUBJECT: COA Request 21-08

### **GENERAL INFORMATION:**

Applicant:	Eric Dehart, 1211 S Fountain Ave., Springfield, OH 45506
Owner:	Eric Dehart, 1211 S Fountain Ave., Springfield, OH 45506
Requested Action:	Certificate of Appropriateness
Purpose:	Painting exterior of house
Location:	1211 S Fountain Ave.
Size:	0.12 acre
Existing Land Use and Zoning:	Residential, RS-8, Medium-Density, Single-Family Residence District
Applicable Regulations:	Chapter V

### **BACKGROUND:**

The applicant seeks a Certificate of Appropriateness to paint the exterior of the house. The samples provided by applicant were presented to the commission. The request was tabled for the September 13, 2021 meeting. The applicant was given reference of properties on E High St while considering color schemes. The request was tabled for the October 11, 2021 meeting.

### **ANALYSIS:**

Before selecting a new color scheme for your building, investigate what colors were used on the building historically. Information can be gathered from asking long-time residents, through viewing old photographs or analyzing the layers of paint in paint chips from various parts of the building. Reference the historic paint colors identified for your building's style.

Use the palette of local materials when selecting colors. For example, use neutral or warm tones when selecting a trim color for a red brick or brown sandstone building or cooler colors for a light colored brick, stucco or limestone façade. A second color palette to consider is that of neighboring properties. You do not want the color of your property to compete or clash



with those around you, drawing undue attention to it within the streetscape.

As a general rule, all wood trim on a building should be painted one color, including window frames, porch framing and columns, storefronts, cornice elements and other trim. Sometimes window sashes and storm windows can be painted a different shade with pleasing results.

Use colors that are compatible with each other. Paint manufacturers often have paint charts available showing compatible combinations of colors, and many reference books on color selection are available to consult.

If more than two colors are desired, the proposed color combinations should be provided to the Landmarks Commission with manufacturer's color chips. For a complicated scheme, the Commission may recommend that a small sample area be painted with the selected colors in order to evaluate it on site or through photographs. As a rule of thumb, the simpler the building, the simpler the paint scheme should be. Remember that the base color of the building (including the color of natural brick or stone) should be counted as one of the colors.

**ACTION:**

Approval of the Certificate of Appropriateness.

**ATTACHMENTS:**

1. Vicinity Map
2. Application and Attachments

**RECEIVED**5-17-2021**FOR OFFICE USE ONLY**Case #: 21-08Date/time received: 5/17/21Received by: HTReview Type: ☒ Landmarks ☐ Admin**SPRINGFIELD HISTORIC LANDMARKS COMMISSION****APPLICATION FOR CERTIFICATE OF  
APPROPRIATENESS****A. PROJECT**

1. Application Type &amp; Project Description (attach additional information, if necessary):

Painting outside of house2. Address of Subject Property: 1211 S Fountain Ave  
Springfield OH

3. Parcel ID Number(s): \_\_\_\_\_

4. Size of subject property: 2 Story House5. Existing Use of Property: residential**B. APPLICANT**1. Applicant's Status (attach proof of ownership or agent authorization) ☐ Owner☐ Agent (agent authorization required) ☐ Tenant (agent authorization required)2. Name of Applicant(s) or Contact Person(s): Eric DehartTitle: owner

Company (if applicable): \_\_\_\_\_

Mailing address: 1211 S Fountain AveCity: Springfield State: OH ZIP: 45506Telephone: (937) 768-0757 FAX: ( ) \_\_\_\_\_

Email: \_\_\_\_\_

3. If the applicant is agent for the property owner:

Name of Owner (title holder): \_\_\_\_\_

### Detailed Discussion of Proposed Work

(Please provide as much detail as possible regarding the proposed selected activities – attach additional sheets as necessary. The Historic Landmarks Commission **WILL NOT** hear applications that are incomplete or lacking detail.)

painting House a gray with ~~white~~ white  
trim or white with gray trim

## Work Summary

Please place a check at the proposed work item(s) and explain the work fully and with as much detail as possible on the following pages. (Attach extra sheets as necessary). References to the pertinent section of the Springfield Guidelines for Historic Structures follow each work item, as appropriate.

- ☐ Foundations (Sec. V., pg.38)
- ☐ Masonry (Sec. V., pg.42)
- ☐ Wood Siding & Trim (Sec. V., pg.48)
- ☐ Roofs, Dormers, Skylights and Other Features (Sec. V., pg.52)
- ☐ Gutters and Downspouts (Sec. V., pg.58)
- ☐ Windows (Sec. V., pg.60)
- ☐ Doors & Entrances (Sec. V., pg.66)
- ☐ Porches (Sec. V., pg.72)
- ☐ Storefronts (Sec. V., pg.76)
- ☐ Awnings & Canopies (Sec. V., pg.80)
- ☐ Signage (Sec V., pg.84)
- ☐ Cornices, Parapets & Upper Facades (Sec. V., pg.88)
- ☒ Paint Color (Sec. V., pg.90)
- ☐ Adaptive Use (Sec. V., pg. 94)
- ☐ Access for the Disabled (Sec. V., pg.96)
- ☐ Historic Carriage Houses, Garages & Outbuildings (Sec. V., pg.98)
- ☐ Historic Landscape Features (Sec. V., pg.100)
- ☐ Energy Conservation (Sec. V., pg.106)
- ☐ Demolition: ☐ Full ☐ Partial
- ☐ Other

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

**I CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED  
HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.**

*Eric Dehart*

\_\_\_\_\_  
Signature of Applicant

*Eric Dehart*

\_\_\_\_\_  
Typed or printed name and title of applicant





#21-08 1211 S Fountain Ave.





#21-08 1211 S Fountain Ave.

# **Landmarks**

**Case# 21-14**

**411 S. Center St.**

**Partial/ Total demolition.**



## **STAFF REPORT**

### **Case 21-14: 411 S Center St**

TO: Landmarks Commission

DATE: September 9, 2021

PREPARED BY: Vaidehe Agwan

SUBJECT: COA Request 21-14

### **GENERAL INFORMATION:**

Applicant:	John Ireland, 1716 Portage Path, Springfield, Ohio. 45506
Owner:	John Ireland, 1716 Portage Path, Springfield, Ohio. 45506
Requested Action:	Certificate of Appropriateness
Purpose:	Partial / Total demolition of structure.
Location:	411 S Center St
Size:	0.192 acre
Existing Land Use and Zoning:	Residential, RM-8 Medium-Density, Single-Family Residence District.
Applicable Regulations:	Chapter 1321 of Codified Ordinances and Chapter V of Historic Property design Guidelines.

### **BACKGROUND:**

The applicant seeks a Certificate of Appropriateness to demolish a part or the entire structure. The applicant stated that the back of house is almost dilapidated. The applicant wants to demolish the entire structure if possible and is looking for recommended actions to be taken.

The structure as seen from public right of way has been marked as an unsafe vacant structure. The access to the structure is prohibited, unless it is remodeled, rebuilt or renovated to its preexisting conditions and according to the current building standards.

The structure has had code enforcement cases in the past which had led to a notice, stating that the structure is dilapidated and vacant. The case was tabled for the October 11, 2021 meeting.

A special Landmarks meeting was held to discuss the future of the structure on October 4, 2021.

**ANALYSIS:**

Demolition should be considered as a last resort. The context of the structure in relation to the surrounding properties and the historic district itself should be taken into account when making a decision to demolish.

**ACTION:**

Denial of the request to demolish part of structure.

**ATTACHMENTS:**

3. Vicinity Map
4. Application and Attachments



FOR OFFICE USE ONLY

Case #: 21-14

Date/time received: \_\_\_\_\_

Received by: \_\_\_\_\_

Review Type: ☒ Landmarks ☐ Admin

SPRINGFIELD HISTORIC LANDMARKS COMMISSION

APPLICATION FOR CERTIFICATE OF  
APPROPRIATENESS

A. PROJECT

1. Application Type & Project Description (attach additional information, if necessary):

TAKE OFF BACK PART OF HOUSE TO MUCH  
DAMAGE OR TAIRE DOWN THE WHOLE  
HOUSE. ROOF OVER 10,000 DOLLARS.

2. Address of Subject Property: 411 SOUTH CENTER ST

3. Parcel ID Number(s): \_\_\_\_\_

4. Size of subject property: 2001 SQ FT

5. Existing Use of Property: HOME GYM

B. APPLICANT

1. Applicant's Status (attach proof of ownership or agent authorization) ☒ Owner

☐ Agent (agent authorization required) ☐ Tenant (agent authorization required)

2. Name of Applicant(s) or Contact Person(s): John Ireland

Title: OWNER

Company (if applicable): \_\_\_\_\_

Mailing address: 1716 PORTAGE PATH

City: SPRINGFIELD State: OHIO ZIP: 45506

Telephone: (937) 206 4935 FAX: ( ) \_\_\_\_\_

Email FISH1ATGLASSCITY.NET

3. If the applicant is agent for the property owner:

Name of Owner (title holder): John Ireland

Mailing Address: 1716 PORTAGE PATH

City: SPFLD State: OHIO ZIP: 45506

**I CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED  
HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.**

John Ireland  
Signature of Applicant

JOHN IRELAND  
Typed or printed name and title of applicant

### Work Summary

Please place a check at the proposed work item(s) and explain the work fully and with as much detail as possible on the following pages. (Attach extra sheets as necessary). References to the pertinent section of the Springfield Guidelines for Historic Structures follow each work item, as appropriate.

- ☐ Foundations (Sec. V., pg.38)
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- ☐ Demolition: ☐ Full ☒ Partial
- ☐ Other

### Detailed Discussion of Proposed Work

(Please provide as much detail as possible regarding the proposed selected activities – attach additional sheets as necessary. The Historic Landmarks Commission **WILL NOT** hear applications that are incomplete or lacking detail.)

I HAVE PICTURES ON MY 1.2 PHONE  
TO LET YOU SEE HOW BAD THE  
REAR IS, IF I CUT OUT THE TREES  
THE HOLE BACK WILL BE OPEN.  
AND ALL MY EQUIPMENT GONE.  
THE FLAT ROOF ON BACK IS THE  
MAIN PROBLEM. NEVER LIKED  
FLAT ROOF, IT TAKES 10,000 TO FIX  
HOUSE ROOF, UNLESS YOU ALL KNOW  
SOME THING I DON'T. THIS IS TOTAL BRICK.



# REQUIRED SUBMITTALS CHECKLIST

(AS APPLICABLE TO PROPOSED PROJECT)

1. Application
2. Work Summary Checklist and Detailed Description
3. Materials List
4. Site Plan
5. Sketches or Drawings Clearly Showing the Proposed Work, as Applicable
6. Color or Materials Samples, as Applicable
7. Detailed Cost Estimates
8. Anticipated Schedule and Timetable to Complete the Repairs
9. Photographs of the Structure Including Views of All Sides, "Streetscape" Views Showing the Relationship of the Structure to Other Properties on the Street, and Detailed Photographs of all Exterior Areas Where the Proposed Work is to Take Place
10. Rationale for Alterations as Proposed

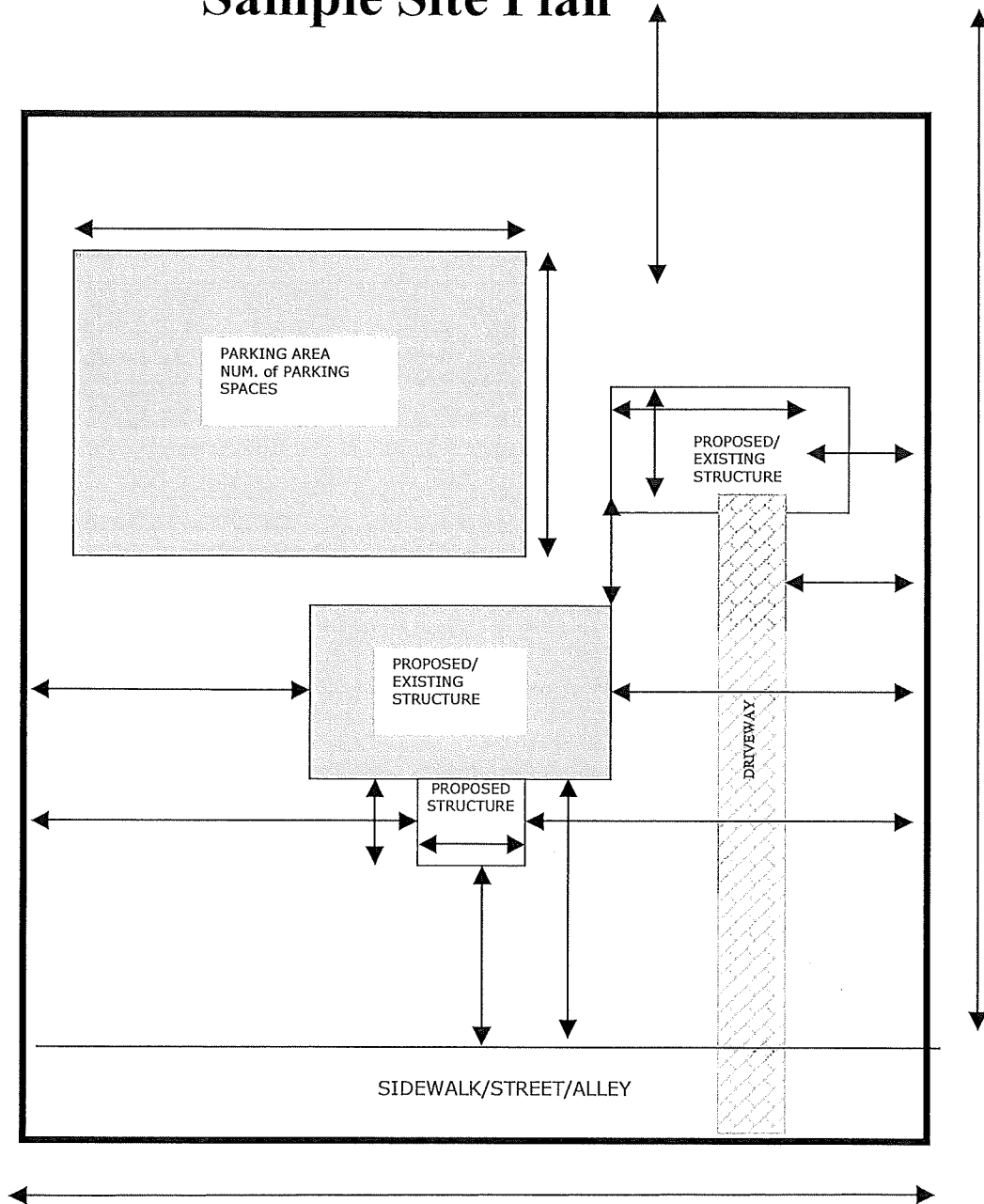
***\*\*APPLICATIONS WILL NOT BE CONSIDERED IF INCOMPLETE\*\****

For additional information on completing the application and for general information on historic structures in Springfield, refer to the "Springfield Guidelines for Historic Structures". Please review Section I, Introduction, beginning on page 4 of the guidelines for general guidance and the format for obtaining a Certificate of Appropriateness. The Guidelines are available in the Community Development Department on the second floor of City Hall at 76 E. High Street or on the City's website at [www.springfieldohio.gov](http://www.springfieldohio.gov).

**For questions concerning the Certificate of Appropriateness procedures and the application schedule, please contact the Planning and Zoning Division at (937) 324-7674 or via email at [sthompson@springfieldohio.gov](mailto:sthompson@springfieldohio.gov)**



# Sample Site Plan



**Directions:**

- 1) Show all dimensions of existing & proposed structures and distances from property lines, streets, and alleys.
- 2) Show all dimensions of existing & proposed impervious surfaces (ie. concrete/blacktop surfaces)/parking areas, including number of parking spaces, and distances from property lines, streets, and alleys.
- 3) Indicate whether structures are covered or uncovered (ie. deck or porch with roof).



# 21-14 411 S Center St





# 21-14 411 S Center St (Google 2018)





# 21-14 411 S Center St (Google 2018)





# SPRINGFIELD HISTORIC LANDMARKS COMMISSION

## MEETING SCHEDULE for 2021

The Springfield Historic Landmarks Commission (SHLC) meets on the first Monday following the first Tuesday of the month (except for holidays). All meetings are held at 5:30 P.M. in the City Hall Forum.

*\* Please note the application deadline date - generally three weeks in advance of the meeting. \**

Meeting Date	Application Deadline
January 11, 2021	December 21, 2020
February 8, 2021	January 15, 2021
March 8, 2021	February 12, 2021
April 12, 2021	March 22, 2021
May 10, 2021	April 19, 2021
June 7, 2021	May 17, 2021
July 12, 2021	June 21, 2021
August 9, 2021	July 19, 2021
September 13, 2021	August 23, 2021
October 11, 2021	September 20, 2021
November 8, 2021	October 18, 2021
December 13, 2021	November 22, 2021

# 2021 CITY COMMISSION CALENDAR

JANUARY 2021						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
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MARCH 2021						
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MAY 2021						
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30	31				Election Day	
JULY 2021						
Su	M	Tu	W	Th	F	Sa
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SEPTEMBER 2021						
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NOVEMBER 2021						
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28	29	30	Budget Mtgs		Election Day	

FEBRUARY 2021						
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APRIL 2021						
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JUNE 2021						
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AUGUST 2021						
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29	30	31				
OCTOBER 2021						
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DECEMBER 2021						
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